

**The City of Springfield, Ohio  
City Commission Public Hearing Minutes  
Tuesday, October 26, 2021 – 6:55 p.m.  
City Hall Forum**

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**263-21        Vacating the first alley east of South Limestone Street from Wilson Avenue south approximately 177 feet to the intersecting east-west alley and continuing east for approximately 275 feet.**

The public hearing was called to order by Assistant Mayor Chilton. Roll Call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and President Copeland.

Mrs. Chilton inquired from the Clerk if proper legal notice was given on such public hearing.

The Clerk read a communication relative thereto, attached to which were copies of the public hearing notices. Said notices were published in the *Springfield News-Sun* on October 5 and 12, 2021.

On motion of Dr. Estrop, seconded by Mr. Copeland, the communication and notice were ordered received, recorded in the minutes, and filed.

Yeas, Mr. Copeland, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mrs. Chilton.

Yeas 5, Nays 0.

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October 26, 2021

Honorable City Commission  
The City of Springfield, Ohio

Honorable Commissioners:

Notice was published in the *Springfield News-Sun*, a newspaper of general circulation within the City, advertising the City Commission's consideration of vacating the first alley east of South Limestone Street from Wilson Avenue south approximately 177 feet to the intersecting east-west alley and continuing east for approximately 275 feet.

Attached hereto are true and correct copies of the Notices of Public Hearing published on October 5 and 12, 2021.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission

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First Notice

NOTICE OF PUBLIC HEARING  
PROPOSED RIGHT-OF-WAY VACATION

Notice is hereby given that on June 3, 2021, Jessica Threats, of 232 Delcourt Drive, filed with the Clerk of the City Commission of The City of Springfield, Ohio, a certain petition praying for the vacation of the first alley east of South Limestone Street from Wilson Avenue south approximately 177 feet to the intersecting east-west alley and continuing east for approximately 275 feet.

Notice is hereby further given that a Public Hearing will be held on Tuesday, October 26, 2021, at 6:55 p.m. (local time), in the City Commission Forum, City Hall, 76 East High Street, Springfield, Ohio, to consider the vacation of said right-of-way. Details on how to participate can be found on the City's website, [www.springfieldohio.gov](http://www.springfieldohio.gov) or by calling the City Clerk's Office at 937-324-7341.

By order of the City Commission of The City of Springfield, Ohio.

Jill R. Pierce  
Clerk of the City Commission  
10-5/2021

Second Notice

NOTICE OF PUBLIC HEARING  
PROPOSED RIGHT-OF-WAY VACATION

Notice is hereby given that a Public Hearing will be held on Tuesday, October 26, 2021, at 6:55 p.m. (local time), in the City Commission Forum, City Hall, 76 East High Street, Springfield, Ohio, to consider the vacation of the first alley east of South Limestone Street from Wilson Avenue south approximately 177 feet to the intersecting east-west alley and continuing east for approximately 275 feet. Details on how to participate can be found on the City's website, [www.springfieldohio.gov](http://www.springfieldohio.gov) or by calling the City Clerk's Office at 937-324-7341.

This notice has been published on the State of Ohio public notice website at [www.publicnoticesohio.com](http://www.publicnoticesohio.com) and can also be viewed at [www.springfieldnewssun.com](http://www.springfieldnewssun.com).

By order of the City Commission of The City of Springfield, Ohio.

Jill R. Pierce  
Clerk of the City Commission  
10-12/2021

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Mrs. Chilton then called upon City Planner Agwan for a staff report. She reported as follows:

### **GENERAL INFORMATION**

On June 3, 2021, applicant Jessica Threats, 232 Delcourt Drive, Springfield, Ohio 45506 filed a request to vacate the first alley east of South Limestone Street from Wilson Avenue south approximately 177 feet to the intersecting east-west alley continue east for approximately 275 feet. The applicant stated in her application that requests vacation of the alley for additional parking as Wilson Avenue has limited on-street parking space and the adjoining lot is no longer utilized.

### **RETURNED REPORTS**

|                          |                                                                                                                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Columbia Gas:            | No objections.                                                                                                                                                                                                         |
| Spectrum:                | No objections has no issues vacating this alley way providing we will continue to have access to the utility poles to maintain aerial lines.                                                                           |
| AT&T:                    | No objections.                                                                                                                                                                                                         |
| Ohio Edison:             | Recommend denial; due to extensive Ohio Edison facilities in this right of way, vacation is not recommended.                                                                                                           |
| City Service Department: | No objections.                                                                                                                                                                                                         |
| Fire Division:           | No objections.                                                                                                                                                                                                         |
| Building Inspections:    | No objections.                                                                                                                                                                                                         |
| Police Division:         | No objections.                                                                                                                                                                                                         |
| City Manager's Office:   | No objections.                                                                                                                                                                                                         |
| Planning and Zoning:     | The applicant states she is requesting to vacate the alley to create new parking. Considering the amount of Ohio Edison facilities in the alley, vacating the alley would be detrimental to maintaining the equipment. |

### **RECOMMENDATION**

Staff members recommended denial. No objections were received by staff nor at the City Planning Board meeting. Members of the City Planning Board unanimously voted to deny the petition.

### **COMMENTS**

Mrs. Chilton asked if there were comments from the Commission. There were none at that time.

Mrs. Chilton asked if there were comments from the audience.

Ms. Jessica Threats, applicant, stated she requested vacation of the north-south portion of the alley, not the additional 275 feet that runs east to west. Ms. Threats stated that she paid to have overgrown shrubbery removed and noted Ohio Edison does not maintain any part of the alley. Ms. Threats indicated photos had been submitted showing how the alley is overgrown with no gravel nor driving path. Junk and trash is often thrown into the area.

City Manager Heck explained staff recommended vacating the additional east-west alley so not to create a dead-end alley situation. Staff would not recommend approval of a dead-end alley.

Mr. O'Neill asked if there are utility easements in the alley. Mr. Heck stated Ohio Edison has utility poles in the right of way with easement rights to access their equipment. Mr. Heck also clarified Ohio Edison is only responsible for the maintenance of their equipment not the alley itself.

Mr. Rue asked about photos of the larger portion of the alley showing the overgrowth. Mr. Heck indicated that staff could provide photos to commissioners.

Dr. Estrop thanked the applicant for her efforts in cleaning up the alley and suggested postponing the hearing to allow the staff and applicant to submit additional photos.

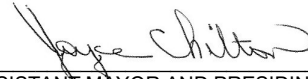
Following additional discussion, the commissioners agreed to proceed with the first reading and review additional photographs prior to voting at the November 9, 2021, meeting.

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There being no further business, on motion of Dr. Estrop, seconded by Mr. Copeland, the public hearing adjourned.

Yeas, Mr. Copeland, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mrs. Chilton.

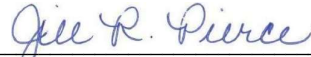
Yeas 5, Nays 0.



ASSISTANT MAYOR AND PRESIDING OFFICER



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION